



**Committee on Transportation and Infrastructure
U.S. House of Representatives**

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

**LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON, DC
PDC-12-WA17**

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 355,000 rentable square feet of space, including 15 official parking spaces, for the Agency for International Development currently located at 400 C Street SW in Washington, D.C., 2100 Crystal Drive and 2733 Crystal Drive in Arlington, Virginia at a proposed total annual cost of \$17,750,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 153 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 153 square feet or higher per person.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: **September 14, 2016**

A handwritten signature in dark ink, appearing to read "Bill Shuster", with a stylized, sweeping underline.

Bill Shuster, M.C.
Chairman

JOHN BARRASSO, WYOMING, CHAIRMAN

JAMES M. INHOFE, OKLAHOMA
SHELLEY MOORE CAPITO, WEST VIRGINIA
JOHN BOOZMAN, ARKANSAS
ROGER WICKER, MISSISSIPPI
DEB FISCHER, NEBRASKA
JERRY MORAN, KANSAS
MIKE BOUNDS, SOUTH DAKOTA
JOHN FRNST, IOWA
DAN SULLIVAN, ALASKA
RICHARD SHELLEY, ALABAMA

THOMAS H. CARPER, DELAWARE
BENJAMIN L. CARDIN, MARYLAND
BERNARD SANDERS, VERMONT
SHELDON WHITEHOUSE, RHODE ISLAND
JEFF MERKLEY, OREGON
KIRSTEN GILLIBRAND, NEW YORK
CORY A. BOOKER, NEW JERSEY
EDWARD J. MARKEY, MASSACHUSETTS
JAMMY DUCKWORTH, ILLINOIS
KAMALA HARRIS, CALIFORNIA

United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RICHARD M. RUSSELL, MAJORITY STAFF DIRECTOR
GABRIELLE BATKIN, MINORITY STAFF DIRECTOR

115th Congress
1st Session

United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

LEASE AGENCY FOR INTERNATIONAL DEVELOPMENT WASHINGTON, DC PDC-12-WA17

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for a lease of approximately 355,000 rentable square feet of space, including approximately 15 parking spaces, for the U.S. Agency for International Development (USAID), to consolidate staff currently located at 400 C Street SW, Washington, DC; 2100 Crystal Drive, Arlington, VA; and 2733 Crystal Drive, Arlington, VA, at a maximum proposed rental rate of \$50 per rentable square foot, at a proposed total annual cost of \$17,750,000 for a lease term of up to 20 years, a description of which is attached hereto and by reference made part of this resolution, is approved.

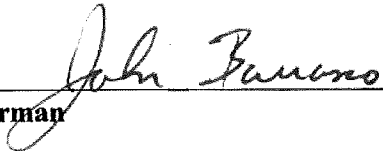
Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to execution of the new lease.


Provided, that to the maximum extent practicable, the Administrator of General Services shall require that the procurement include energy efficiency requirements as would be required for the construction of a federal building.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Environment and Public Works of the United States Senate prior to exercising any lease authority provided in this resolution.

Provided further, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

Provided further, that the Administrator shall not delegate to any other agency the authority granted by this resolution.


Chairman


Ranking Member

Adopted: November 29, 2017

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 355,000 rentable square feet (RSF) for the Agency for International Development (USAID). The lease will consolidate staff who are currently located at 400 C Street SW, Washington, DC; 2100 Crystal Drive, Arlington, VA; and 2733 Crystal Drive, Arlington, VA.

The lease will provide continued housing for USAID, and improve USAID office and overall utilization rates from 85 to 77 usable square feet (USF) per person and 158 to 153 USF per person, respectively.

Description

Occupant:	Agency for International Development
Current Rentable Square Feet:	355,617 (Current RSF/USF = 1.13)
Estimated Maximum RSF ¹ :	355,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	617 (Reduction)
Current Usable Square Feet/Person:	158
Proposed Usable Square Feet/Person:	153
Proposed Maximum Leasing Authority:	20 years
Expiration Dates of Current Lease(s):	01/02/2018, 03/22/2017, 11/07/2020
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	15
Scoring:	Operating Lease
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$17,750,000
Current Total Annual Cost:	\$14,597,288 (leases effective 01/03/2013, 03/23/2007, 11/08/2010)

¹ The RSF/USF at the current locations is approximately 1.13; however, to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2017 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC**

Prospectus Number: PDC-12-WA17

Justification

On December 21, 2010, GSA submitted to Congress prospectus PDC-12-WA11 for the Department of State and USAID located at 400 C Street, SW, Washington, DC. Resolutions of approval were adopted by the Senate Committee on Environment and Public Works, and the House Committee on Transportation and Infrastructure on July 13, 2011, and March 9, 2012, respectively. USAID is now consolidating staff at three locations, including the staff at 400 C Street, SW. The existing leases expire on January 2, 2018, March 22, 2017, and November 7, 2020. USAID requires continued housing for 1,930 personnel currently working in these locations to carry out its mission.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

Interim Leasing

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.


PROSPECTUS – LEASE
AGENCY FOR INTERNATIONAL DEVELOPMENT
WASHINGTON DC

Prospectus Number: PDC-12-WA17

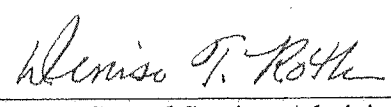
Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 19, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

**Housing Plan
Agency for International Development**

**PDC-12-WA17
Washington, DC**

Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Storage	Office	Total	Storage	Special
400 C St. SW, Washington, DC	802	802	124,547	8,555		171,092		
2100 Crystal Drive, Arlington, VA	661	661	51,048	3,729	19,807	74,584		
2733 Crystal Drive, Arlington, VA	536	536	41,272	3,531	25,825	70,628		
Estimated/Proposed Lease								
Total	1,999	1,999	216,867	15,815	83,622	316,304	14,146	89,914

Special Space		USF
Quiet Room		1,091
Conference/Collaborative		68,128
Copy Center		1,364
Food Service		1,636
LAN		7,677
File Room		2,727
Business Centers		2,928
Mail Room		727
Loading Dock		3,636
Total		89,914

Office Utilization Rate (UR) ²		
Current		Proposed
Rate	85	77

UR = average amount of office space per person

Current UR excludes 47,711 usf of office support space

Proposed UR excludes 42,033 usf of office support space

Overall UR ³		
Current		Proposed
Rate	158	153

R/U Factor ⁴			
Total USF		RSF/USF	Max RSF
Current	316,304	1.13	355,617
Estimated/Proposed	295,117	1.20	355,000

NOTES:¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.² Calculation excludes Judiciary, Congress, and agencies with less than 10 people³ USF/Person = housing plan total USF divided by total personnel.⁴ R/U Factor = Max RSF divided by total USF